

प्रादेशिक योजना, अहमदनगर

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम

१९६६ चे कलम १५.(१) अन्वये मंजुरी

महाराष्ट्र शासन,

नगर विकास विभाग,

शासन निर्णय क्रमांक : टिपीएस-१६००/९३२/प्र.क्र.३२/२००३/

(भाग-१), नवि-९,

दिनांक : १४ जुलै, २००४

शासन निर्णय : सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,



(मनोहर भारगवे)

कार्यासन अधिकारी

प्रति

- १) विभागीय आयुक्त, नाशिक विभाग, नाशिक.
- २) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- ३) जिल्हाधिकारी, जिल्हा अहमदनगर.
- ४) उपसंचालक, नगर रचना, नाशिक विभाग, नाशिक.
- ५) सहायक संचालक, नगर रचना, अहमदनगर.
- ६) मुख्य कार्यकारी अधिकारी, जिल्हापरिषद, अहमदनगर, जिल्हा अहमदनगर.
- ७) व्यवस्थापक, शासकीय मुद्रणालय व ग्रंथागार, ~~अहमदनगर~~ ~~अहमदनगर~~.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्राच्या भाग-१, नाशिक विभागीय पुरवणीमध्ये प्रसिद्ध करून त्याच्या २५ प्रती या विभागास व प्रत्येकी २५ प्रती संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे-१, उपसंचालक, नगर रचना, नाशिक विभाग, नाशिक व सहायक संचालक, नगर रचना, अहमदनगर, जिल्हा अहमदनगर यांना पाठवाव्यात).

- ८) कक्ष अधिकारी, आस्थापना (कार्यासन नवि-३) नगर विकास विभाग, मंत्रालय, मुंबई-३२.
(यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेब साईटवर प्रसिद्ध करावी)
- ९) निवड नस्ती (नवि-९)

NOTIFICATION

GOVERNMENT OF MAHARASHTRA URBAN DEVELOPMENT DEPARTMENT Mantralaya, Mumbai-400 032

Date : 14th July, 2005.

**Maharashtra
Regional &
Town Planning
Act, 1966.**

No.TPS-1600/932/CR-32(Part-I)(A)/03/UD-9: Whereas, for the purpose of preparation of Regional Plan for the Development and Use of Land within the area of entire Revenue district of Ahmednagar as the "Ahmednagar Region" constituted under the Government Notification, Urban Development Department No.TPS-1690/867/CR-53/90/UD-9, dated 27.2.1991 published in Maharashtra Government Gazette, Nashik Division, Part-I, dated 21.3.1991;

And whereas, by Government Notification, Urban Development Department No.TPS- 1690/867/ CR-53/90/UD-9, dated 19.8.1993 under sub-Section (1) of Section 4 read with sub-Section (1) of Section 20 of Maharashtra Regional & Town Planning Act 1966 (Maharashtra Act XXXVII of 1966) (hereinafter referred to as "the said Act"), the Government of Maharashtra constituted a Regional Planning Board to be called as "Ahmednagar Regional Planning Board" (hereinafter referred to as "the said Board") published in the Maharashtra Government Gazette, Nashik Division, Part-I, dated 16.9.1993 at Page No. 1326 &1327;

And whereas, the said Board after carrying out the necessary survey for preparing an Existing Land Use Map of the said Region, prepared and published a draft Regional Plan (hereinafter referred to as "the said Regional Plan") in accordance with provisions of sub-Section (1) of Section 16 of the Maharashtra Regional & Town Planning Act 1966 on dated 10.12.1998;

And whereas, by Government Notification, Urban Development Department No. TPS-1698/43/CR-24/98/UD-9, dated 27.12.1999, in exercise of powers conferred by sub-Section (1) of Section 162 of the said Act and all other powers enabling in that behalf, the Government of Maharashtra herewith appoints the Commissioner, Nashik Division, Nashik to be an **Officer** for performing the duties of the said **Regional Planning Board, Ahmednagar**. He is directed to consider the report of the Regional Planning Committee, and to prepare the Regional Plan containing such modifications, if any, as he may consider necessary and submit it to the State Government for approval together with the report of the Regional Planning Committee and all connected documents, plans, maps and charts etc.;

And whereas, the said Board, after considering the report of the Regional Planning Committee appointed by it under sub-Section (3) of Section 10 of the said Act, on the suggestions, objections and representations in respect of the said Regional Plan, modified the said Regional Plan in accordance with the provisions of Section 16 of the said Act and submitted such modified Regional Plan together, with the report of Regional Planning Committee and Officer appointed under Section 162 of the said Act and connected documents, plans, maps and charts for approval to the Government of Maharashtra under sub-Section (1) of Section 15 read with sub-Section (4) of Section 16 of the said Act on 6.4.2000;

And whereas, by Government Notification, Urban Development Department, No.TPS-1600/932/CR-32/2003/II/UD-9, dated 6.11.2003 has sanctioned part Regional Plan of Ahmednagar in respect of Growth Centre of Shrirampur;

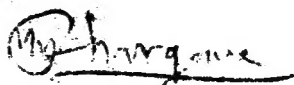
And whereas, the decision of Government regarding the proposals and zoning on S.No.72 of Ghulewadi (Sangamner Growth Centre) and S.No.102, 103 of Burudgaon (Ahmednagar Growth Centre) are pending for sanctioning;

And whereas, the Government of Maharashtra proposes to accord sanction to the said Regional Plan with certain modifications, specified in Schedule appended hereto;

Now, therefore, in exercise of the powers conferred by sub-Section (1) of Section 15 of the said Act and all other powers enabling it in this behalf, the Government of Maharashtra hereby,

- (a) Sanction the said Regional Plan excluding the part sanctioned vide Government Notification No.TPS-1600/932/CR-32/2003/II/UD-9, dated 6.11.2003 in respect of Growth Centre of Shrirampur and excluding the proposals and zoning on S.No.72 of Ghulewadi (Sangamner Growth Centre) and S.No.102, 103 of Burudgaon (Ahmednagar Growth Centre) and
- (b) fixes the 1/10/2005 to the date on which the final Regional Plan shall come into force and shall be called "Final Regional Plan of Ahmednagar Region".
- (c) This notification is also available on departments web site at www.urban.maharashtra.gov.in

By order and in the name of Governor of Maharashtra,



(Manohar Bhargave)
Section Officer.

NOTICE

GOVERNMENT OF MAHARASHTRA URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032

Date : 14th July, 2005.

Notice under section 17 of M.R. & T.P. Act. 1966

**Maharashtra
Regional & Town
Planning Act
1966.**

No. TPS 1600/932/CR-32 (Part-I)(B)/2003/UD-9: Whereas Notice is hereby given that the Regional Plan of Ahmednagar district has been approved by Government under its Notification, Urban Development Department, No. . TPS 1600/932/CR-32 (Part-I)(A)/2003/UD-9 dated 14th July, 2005;

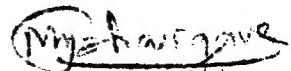
A copy of approved Regional Plan is available for the inspection of the public at office of the Assistant Director of Town Planning, Ahmednagar Branch, Ahmednagar during the office hours on any working day;

Copy of said Regional Plan is also available for inspection by the public at the office of the Collector, Ahmednagar,

Certified copy of sanctioned Regional Plan or extract therefrom for sale to public at reasonable price at the office of Assistant Director of Town Planning, Ahmednagar Branch, Ahmednagar;

The above approved Regional Plan of Ahmednagar shall come into operation w.e.f. 1/10/2005 and the same shall be called the "Final Regional Plan of the Ahmednagar Region".

By order and in the name of the Governor of Maharashtra,



(Manohar Bhargave)
Section Officer.

**Accompaniment of Government Notification No.
TPS-1600/932/CR-32(Part-I)(A)/03/UD-9**

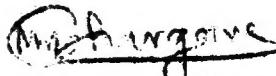
Date: 14th July, 2005.

**SCHEDULE OF MODIFICATIONS
PART-A**

Modification No.	Modification Sanctioned
I) Growth Centre, Ahmednagar (PLAN A)	
MA-1	Existing Pazar Talav is to be shown on S.No.66, 82, 83, 84 (Mouje Bhistbaug)
MA-2	20 mt. & 30 mt. wide proposed roads shown in existing Pazar Talav of Bhistbaug are deleted and land under it is included in Pazar Talav .
MA-3	Proposed Railway alignment (i.e. Ahmednagar - Kalyan Railway line, Pune - Nashik Railway line, Ahmednagar - Aurangabad Railway line) are deleted
MA-4	A new 30 mt. East-West road along southern side of defence land is proposed by Officer appointed under Section 162 while submitting Regional Plan. This road shall be continued and joined at 60 mt. wide East-West Pathardi road.
MA-5	Width of 20 mt. wide North-South Regional Plan road (passing through Bhistbaug and Sawedi) shall be changed to 25-m. as per zone plan.
MA-6	60 mt. wide north-south road on Municipal Boundary is kept intact as published while preparing the development plan of additional area 30 mt. road alignment on north & south side of this road should be changed suitably.
MA-7	Burhanagar S.No.32,122,123(pt),124(pt), Pokhardi S.No.166(pt),168 shall be included in residential zone with new 30 mt. road to the east side more specifically shown on plan.
MA-8	Land from S.No.17, 18 (Bhingar) and S.No.42, 43, 166, 187 (Darewadi) to the North of Ahmednagar - Jamkhed State Highway shall be included in Residential Zone from Agricultural Zone.
MA-9	Two 15 m. wide new North-South road and two 12 m. wide East-West road are newly proposed in low density residential area of Mouje Arangaon as shown on plan. Gat No.473 shall be included in Agriculture zone. A 15 mt. wide North South new road shall be proposed to the east side of the existing tank.
MA-10	Proposed reservation of "Parking and Bus stop" shown in Regional Plan near Meherbaba Trust shall be deleted and land there under included in Low Density Residential Area. New reservation of "Parking and Bus stop" shall be proposed at S.No.455, 456 for which the Appropriate Authority is Avatar Meherbaba Trust/MSRDC.
MA-11	Proposed 15 m. wide East-West road passing through S.No.6,10,24,27,50, 51 of Maliwada shall be deleted and land there under is included in Residential Zone.
MA-12	S.No. 23/1, 24 of Bhingar are deleted from Agriculture Zone and included in Industrial Zone. Necessary No Objection from Defense Dept. shall be taken while sanctioning the development permission on this land.
MA-13	Land from S.No.69, 70, 77 of Nagerdaole and also land from S.No.273 (Bhingar) excluding existing industrial use shall be deleted from Industrial use & included in Residential use with following conditions.

	(i) 23 mt. wide distance kept open between Industrial & Residential use. (ii) 10% amenity space should be kept while sanctioning layout.
MA-14	Land from Gut No.547 are deleted from Public-Semi public Zone and included in low density Residential Zone.
MA-15	Land from S.No.106 to114,44 of Burhanagar,S.No.179,180 of Pokradi are deleted from Agriculture Zone and included in Residential Zone.
MA-16	Land from S.No.152, 153, 155 & to the West of 152, 153 (mauje Darewadi) shall be deleted from Agriculture Zone and included in Residential Zone.
II) Growth Centre, Shirampur (PLAN D)	
NIL	
III) Growth Centre, Sangamner (PLAN C)	
MC-1	Land bearing S.No.89 (pt) shall be deleted from Residential Zone and included in Industrial Zone.
MC-2	Tentative proposed Railway alignment shown on Growth Centre (Plan C) shall be deleted.
MC-3	18 m. Wide North-South proposed road shown on S.No.221, 222 shall be shifted to East boundary of these S.Nos. and land bearing S.Nos. 221, 222 is included in Residential Zone as shown on Plan C.
MC-4	Junction of 60 mt. wide ring road and existing Pune road to the south shall be correctly proposed as shown on plan.
IV) Growth Centre, Kopergaon (PLAN D)	
MD-1	Widening of 18 m wide road shall be proposed from S.No.129, 201, 202, etc as shown on plan.
MD-2	Land from S.No.123, 132, 114, Mouje Yesgaon shall be included in Residential Zone.
MD-3	30 mt. wide East-West road from S.No.74 of "Jeur Tarphe Patode" shall be shifted 24 mt. towards South side in S.No.79.
V) Growth Centre, Shirdi (PLAN E)	
ME-1	Width of proposed road between Sawedi Vihar (Bk) and Rui Gaothan is reduced from 30 m to 24 m.
ME-2	Area from Pimpalas village excluding Gaothan and proposed AIR STRIP shall be included in Agriculture Zone.
ME-3	Boundaries of "Parking" site shall be rearranged as shown on plan. (Gat No. 70,71,72,74 of NimgaonKorhale.
VI) Growth Centre, Newasa (PLAN F)	
MF-1	Proposed roads 45 m., 18 m., 30 m. shown in inner part of Newasa non-municipal town sanctioned Development Plan shall be deleted.
MF-2	Note:- D.P.area for non-municipal area Newasa (Kh) sanctioned by DTP's Notification No. DP/New area/TPV-IV/8044 dated 17/12/87 shall be excluded from peripheral growth centre plan for Newasa (Plan-F)
VII) Growth Centre, Jamkhed (PLAN G)	
NIL	
VIII) Growth Centre, Karjat (PLAN H)	
MH-1	Land towards North of S.No.821 and East side of 60 m. road shall be included in Residential Zone.
MH-2	Land from S.No.126 shown as Public-Semi public Zone, shall be included in Agriculture Zone.
MH-3	Land from Gut No.165/1 (area 2.59 Hect.) shown as Existing M.S.E.B. are deleted and included in Residential Zone.
IX) Growth Centre, Parner (PLAN I)	
MI-1	Width of Parner-Harga road shall be reduced from 60 m. to 45 m.

MI-2	Truck Terminus reservation shall be deleted and land there under included in Agriculture Zone.
X) Growth Centre, Akole (PLAN J)	
	NIL
XI) Growth Centre, Ghodegaon-Sonai (PLAN K)	
MK-1	Proposed reservations of " Parking " shown in growth Centre plan are sanctioned. The owner of the land on which reservations of Parking are proposed may develop as they desires to do it.
XII) Growth Centre, Supa (PLAN L)	
	NIL
XIII) Growth Centre, Wambori (PLAN M)	
MM-1	Ahmednagar-Aurangabad proposed Railway line shall be deleted.
MM-2	Land to the West of 45 m. ring road (S.No.16,8,9,10,11,5,1082,1088,1089) shall be deleted from Agriculture Zone and included in Residential Zone.
XIV) Growth Centre, Loni (PLAN N)	
	NIL


 (Manohar Bhargave)
 Section Officer.

**SCHEDULE OF MODIFICATIONS
PART-B**

General Modifications in Development Control Rules :- (PART II)

- 1) Amusement Park may be permitted in Agriculture Zone/No Development Zone, subject to the condition that the minimum area of land shall be 0.40 Ha. and the permissible builtup area shall not be more than 0.10 Ha.
- 2) In Agriculture Zone/No Development Zone, industrial projects approved by Central Government/State Government/ or land acquired by MIDC for industrial development are treated as Industrial Zone. If proposed R.P. roads are falls in such areas, prior permission for development from Director of Town Planning, Maharashtra State, Pune is necessary.
- 3) **Section V/Para.2.6/Rule (xi)** :- shall be replaced as " Petrol Pumps, Service Stations, Transfer Godowns for goods, road side Restaurants and Motels (ground floor only) are allowed only on National Highway/State Highway/Major District Roads/Other District Roads."
- 4) **Section V/Para.2.6/Rule (xviii)** :- shall be replaced as " Transport Units like Truck Terminus, Parking, Bus Stations etc. are allowed in Agriculture Zone/No Development Zone at suitable locations with minimum road width of 12 mt. Wide."
- 5) **Section V/Para.2.6/Rule (xiii)** :- following new Para. is added :-

" Development Permission within 200 mt. Periphery from sanctioned authorised layout/ authorised development may be permitted subject to the condition that such authorised layout/ development is approved or in existence on or before published date of drat Regional Plan (dated 10.12.1998)."
- 6) **Section V/Para.2.6/Rule (xv)** :- following new line is added :-

" If the area under development is more than 2.0 Ha., then prior approval of Director of Town Planning, Maharashtra State, Pune is necessary."
- 7) **Section V/Para.2.6/Rule (xiii)** :- instead of "1991" read as "2001".
- 8) **Section V/Para.2.6** :- various users allowed in Agriculture Zone/No Development Zone are governed by following rules :-

अ.क्र.	Use/वापर	निव्वळ भूखंडाच्या अनुषंगाने बांधकाम क्षेत्र	अनुज्ञेय मजले
१	खताच्या साठवणुकीसाठी स्टोरेज	१०%	तळमजला
२	सार्वजनिक उपक्रमाचे बांधकाम (e.g. MSEB etc.)	२०%	तळमजला
३	अ) पेट्रोलपंप/सर्व्हिस स्टेशन ब) रोड साईड मोटेल्स, रेस्टॉरंट्स,	१०% १०%	तळमजला तळमजला + १
४	ट्रान्सफर गोडाऊन	२५%	तळमजला

५	द्रुक टर्मिनस	१०%	तळमजला
६	संस्थीय वापर	२०%	तळमजला

9) **Section V/Para.2.6/Rule (xix)** :- following new Para.(C) is added :

" Hazardous industrial use shall be permitted beyond 500 mt. From Gaathan/ goathan extension/proposed Residential Zone."

10) **Section V/Para.2.6/Rule (xli)** :- following new condition is added :-

" With condition that 50% tree plantation and 20% of remaining 50% is allowed as built-up area."

11) **Section V/Para.2.6/Rule (xxv)** :- new Rule XXV shall be added as :-

" Rule No. XXV - Small Scale & Services Industries, provided, would not caused nuisance to adjoining user and no objection for the project from Maharashtra Pollution Control Board and subject to the following restrictions :-

- minimum size of plot = 2000 sq.mt.,
- access road should be 12 mt.wide,
- tree plantation = 500 trees per Hectare, in 50% area of plot,
- permissible built-up area shall be 20% of the remaining 50% of the plot area,
- front & side margins shall be 4.5 mt.,
- maximum No. of storey = 2 (G+1) "

12) **Section V/Para.2.6/Rule (xxvi)** :- new Rule xxvi shall be added :-

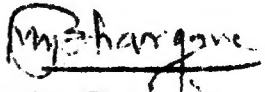
" Rule xxvi :- Information Technology Establishment i.e. establishment which is in the business of development either software/hardware to be allowed with residential development in Agriculture Zone/No Development Zone subject to following conditions :-

- the total FSI shall not exceed 0.30 with G + 1 structure,
- the residential development shall not exceed 0.10 of the total built up area proposed,
- maximum built-up area on first floor allowed is 50% of the total built up area (both IT + Residential) proposed. Tree plantation @ 500 trees per Hectare shall be planted in remaining area of the plot,
- minimum area of the plot shall be 0.40 Hectare,
- no subdivision of land shall be allowed.

13) Some Government/Gayran lands are proposed in Residential Zone/Agriculture Zone/No Development Zone due to their potentials, but the use of such lands may be allowed for Government/Semi government Institutions irrespective of zoning of Regional Plan.

14) However, in rural areas and fringe areas of Municipal Councils where development is substantial, the zone plan may be prepared by local Town Planning Officer in consultation with the Director of Town Planning, Maharashtra State, Pune and such zone plan should be approved by the District Collector. For such zone plans, modifications under Section 20 of Maharashtra Regional & Town Planning Act 1966 not required.

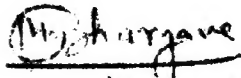
- 15) **Section III/Para.2.4/Rule (9)** :- following new lines added "after word" 26th November 1996 shall be applicable "as" "26th November 1996 shall be applicable along with amendment made therein time to time".
- 16) **Section III/Para.2.4/Rule (10)** :- regulation for Low Density Residential Area :-
Following new Condition No.5 is added as :-
(5) For Low Density Residential Area, 10% amenity space need not be proposed in addition to 10% open space.
- 17) **Chapter 6/Table 6.2** :- following new condition is added at Sr.No.5 in Table 6.2 :-
Sr.No.5 :- Basement should not be allowed within a distance of 100 mt. to 500 mt. from High Flood Line.
- 18) **Section V/Rule 2.8 (iii)** :- shall be deleted.
- 19) **Report Part III/Page 64/in the last Para.** ---
Read " the brick klins should not be " instead of " the brick klins shall be ".
- 20) In area of proposed **Regional Park**, area the following new user shall be allowed :-
a) Petrol pump as only Highway amenity.
b) Tourism development/tourism resort/holiday camp as per guidelines given in Chapter VI.
- 21) **Section V/Rule 2.7/in Table A, at Sr.No.3, Column 2** should be read as " Afforestation Zone/No Development Zone/Agriculture Zone " instead of " Afforestation Zone ".
- 22) **Section V/Para.No.2.8** is completely deleted.
- 23) In the premises of Kapoorwadi Talav and its surrounding/reserve forest, no development is permitted except farmhouses.
- 24) Draftsman's errors regarding private lands shown as Defense land shall be corrected after due verifications of records by Deputy Director of Town Planning, Nashik Division, Nashik.
- 25) There shall be equal road widening from centre line of the road of National Highway, State Highway, major District Roads, Other District Roads as per directives of Highway Authorities. Widening for village roads shall be proposed to 15 mt.


(Manohar Bhargave)
Section Officer

**SCHEDULE OF MODIFICATIONS
PART-C**

**SCHEDULE OF MODIFICATIONS REGARDING PROPOSED ROADS IN
GROWTH CENTRE OF AMHEDNAGAR.**

MR-1	Wadgaon Savedi : Proposed zone plan 60- mt. wide road proposed on Wadgaon Savedi village boundary shall be kept as per zone plan.
MR-2	Wadgaon : Pimpalgaon Maloni existing road shown on Regional Plan shall be proposed 30 mt. wide as per zone plan.
MR-3	Alignment of 30 mt. wide East-West Regional Plan road connected between S.No. 238 (Savedi) to 60 mt. North-South Aurangabad road shall be sanctioned as per zone plan road.
MR-4	Alignment of 25 mt. East-West Regional Plan road proposed to the North of S.No.51,52,54,58,59 and 61 shall be sanctioned as per zone plan road.
MR-5	Alignment of existing road between S.No.41 and 42 shall be kept as it is with width of 25 mt. wide.
MR-6	Alignment and widening of 60 mt. wide Ahmednagar-Daund Regional Plan road shall be sanctioned as per zone plan road.
MR-7	Alignment of East-West Regional Plan road to the North of S.No.235 to 244 of Nalegaon shall be sanctioned as per zone plan.
MR-8	Alignment of East-West proposed Regional Plan road to the North of S.No.13, 33 to 37 of Nalegaon shall be sanctioned as per zone plan.
MR-9	Alignment of proposed Regional Plan road 15 mt. wide shown in S.No.7, 9, 55 54, 53, 52 shall be sanctioned as per zone plan road.
MR-10	Alignment of proposed East-West Regional Plan road from Kedgaon gaothan upto S.No.500 shall be sanctioned as per zone plan.


(Manohar Bhargave)
Section Officer.